ASTONS



Glenview Close
Northgate, RH10 8AS

Offers In Excess Of £215,000

Astons are delighted to offer this charming one-bedroom maisonette offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming reception room that provides an ideal space for relaxation or entertaining guests.

The property benefits from a good sized, private direct access garden, which is an ideal extra space for enjoying the warmer months and for those with pets. The maisonette further benefits from bathroom with a white suite, a fitted kitchen and a bedroom with fitted wardrobes. To the front there are communal parking spaces.

This maisonette is situated in a desirable location, providing easy access to local amenities and transport links, making it an excellent choice for both first-time buyers and those looking to downsize. With its appealing layout and prime location, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in Northgate.

Do not miss the chance to make this lovely maisonette your new home.







Hallway
Double glazed front door, wood effect flooring, door to:

Living/Dining Room
Double glazed window to the front, electric wall mounted heater, door to:

Inner Hallway
Wall mounted electric heater, airing cupboard housing the hot water tank, doors to:

Kitchen
Range of base and eye level units to one wall with work surfaces over, inset stainless steel sink with a mixer tap and drainer, space for an oven with a stainless steel extractor hood above, space for a washing machine and fridge/freezer, window and glazed door to the garden, wood effect flooring.

Bedroom
Window to the rear, electric wall mounted heater, built in wardrobes with sliding mirror fronted doors.

Bathroom
White suite comprising a panel enclosed bath with a shower unit over, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, heated towel rail, extractor fan.

Rear Garden
The garden comprises a paved patio area adjacent to the property with a paved path leading to the rear, artificial lawned area to the side, rear access gate.

Anti Money Laundering
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.


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Approximate total area(1)

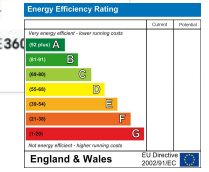
413 ft²

38.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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